KINGS

Melliker Farm Oast Longfield Road

Meopham, Kent, DA13 0JD Freehold

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Offers Over £1,595,000

An exceptional oast house conversion set in 0.76 acres with studio accommodation and garaging totalling 4394sq ft. The property is sited on the periphery of the village with impressive far reaching views over the countryside, yet located within walking distance of Meopham rail station. Chain free.

Overview

- Substantial five bedroom oast house
- Additional studio accommodation
- 0.76 acre plot
- Ample garaging and off-road parking
- Solar panels and electric car charging point
- Perfect for multi-generational living
- Impressive far reaching views
- Gated community
- Exceptional property

Property description

Melliker Farm Oast is a unique and characterful oast and barn conversion with a separate self contained studio. The main house has generous accommodation comprising four reception rooms, five bedrooms and five bath/shower rooms. The property is presented in excellent order throughout and is appointed with quality fittings including modern bathroom suites and oak internal doors. As a classic Kentish Oast there are two roundel rooms: a kitchen and a bedroom, as well as vaulted ceilings with exposed whitewashed beams through the property. There is also studio accommodation in the detached double garage block consisting of a ground floor fitted kitchen and shower room with a first floor sitting room/bedroom. There is an additional large detached garage measuring 6.5m x 4m

Melliker Farm Oast is part of an exclusive complex of converted farm buildings with an electric gated entrance and further electric gates through to the gardens and garaging at the rear. There are large formal gardens which include a generous expanse of patio. The south-west facing grounds have impressive far reaching views over the Kent countryside.

The property has many features and has been subject to several improvements by the current owner including the installation of solar panels, fibre broadband, a rear vaulted extension with three sets of bi-fold doors to the south-west elevation, a detached garage and electric car charging point. The lounge and dining room share a wood burning stove and both have vaulted ceilings.

Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins). Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

Viewing arrangements

Strictly by appointment with Kings

Directions

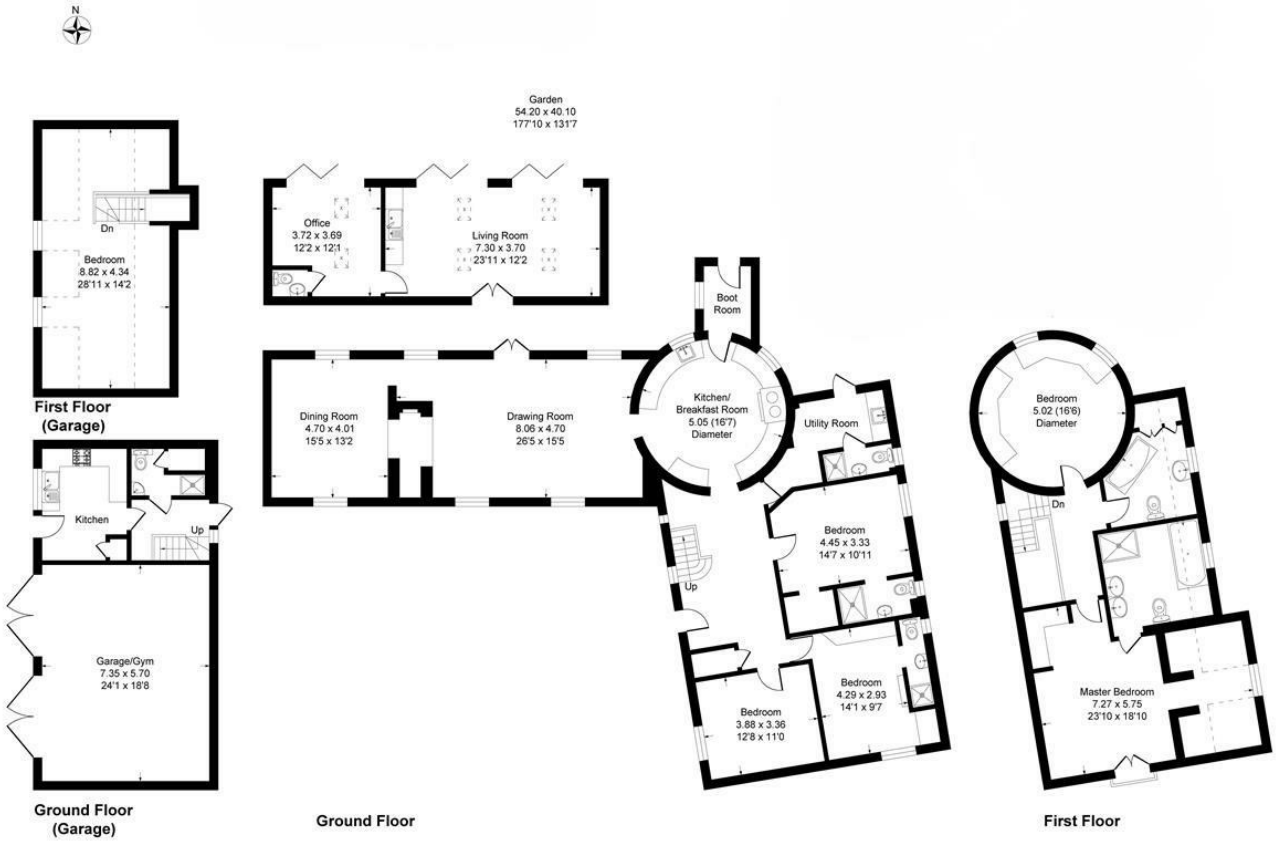
From our Meopham office proceed south along the A227 Wrotham Road and take the third turning on the right into Melliker Lane. Bear right and and proceed to the junction with Longfield Road. Melliker Farm is found directly opposite. what3words location finder: ///zebra.shops.congratulations

Property information

Mains gas, electric, water and private drainage. Solar panels. EPC rated C. Gravesham council tax band G

Melliker Farm Oast, Longfield Road, DA13

Approximate Gross Internal Area = 304.9 sq m /3283 sq ft
Garage = 103.2 sq m / 1111 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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